

FOR LEASE

3642 UNIVERSITY BLVD

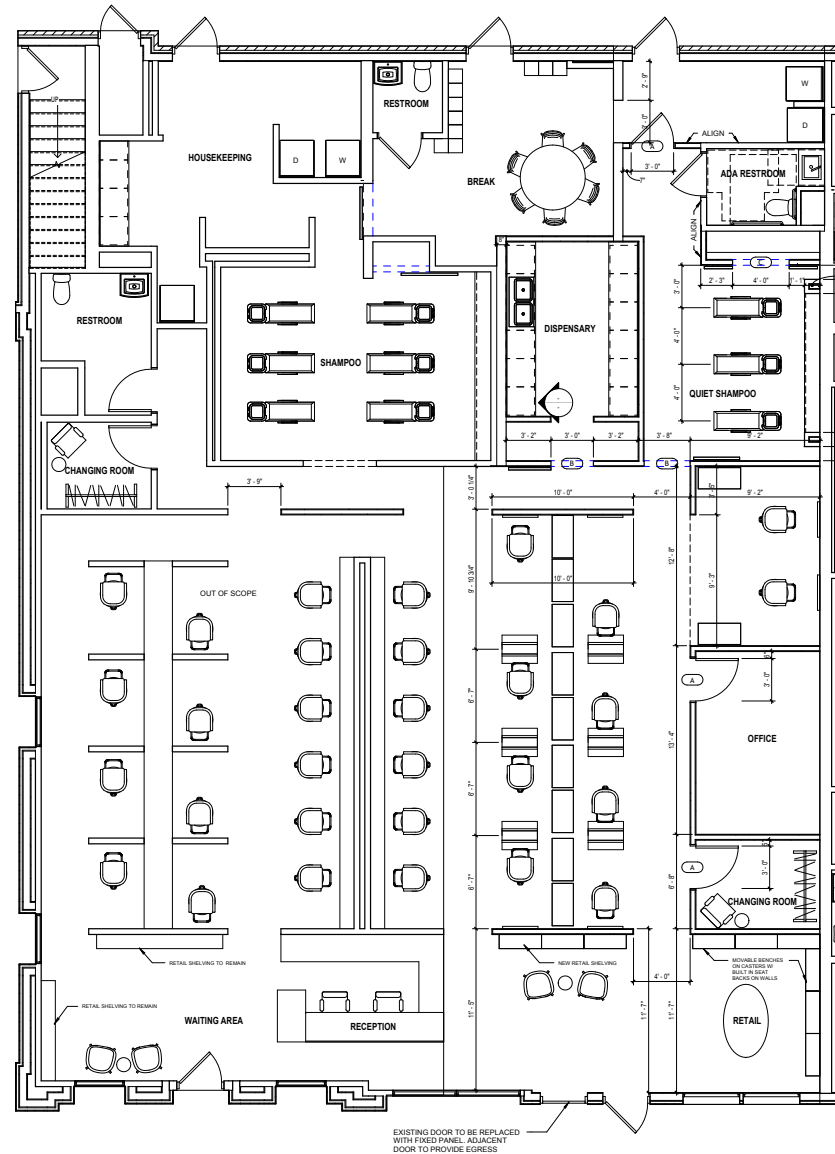
Directly next door to West U Elementary School in the middle of West University

LEASE RATE	CALL FOR PRICING
AVAILABILITY	IMMEDIATELY
AVAILABLE SF	4,222 (POTENTIALLY DIVISIBLE INTO 3,002 & 1,220 SF)

RYAN HALEY • rhaley@35scap.com • 832.859.3577



FLOOR PLAN



SITE PLAN



EXCEPTIONAL DEMOGRAPHICS WITH HIGHLY AFFLUENT RESIDENTIAL BASE

Within a 1-Mile Radius

\$2.1M

Average Home Value

82%

College Degree or Higher
(National Average: 37%)

\$600K - \$5.7M

Home Value Range

#2

Most Educated Zip Code in TX

#3

Wealthiest Zip Code in Houston

DOWNTOWN
13 Minutes

69 328,349 VPD

RICE UNIVERSITY

TEXAS MEDICAL CENTER
7 Minutes

WEST UNIVERSITY
\$2.1M Avg Home Value



3642
UNIVERSITY BLVD

RICE VILLAGE SHOPPING CENTER
SHAKE SHACK lululemon west elm
TECOVAS TORCHYS

SOUTHSIDE PLACE CITY HALL



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	18,598	162,091	418,592
2024 Population	21,152	202,726	512,740
2029 Projection	21,206	209,623	530,350

POPULATION GROWTH			
Percent Change: 2010 to 2024	12.07%	20.04%	18.36%

HOUSEHOLDS			
Total Household	8,731	103,111	241,778

AVERAGE HH INCOME			
2024	\$232,536	\$162,126	\$145,054
2029	\$256,113	\$180,253	\$162,376
2024-2029 annual rate	1.95%	2.14%	2.28%

